

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: January 19, 2006

ITEM NO. _____

CASE NUMBER/ PROJECT NAME	109-DR-2005 Verizon PHO-Rimrock		
LOCATION	Southeast corner of E. Sierra Pinta Drive and N. Pima Road		
REQUEST	Request approval to place an additional antenna on an existing light pole Wireless Communication Facility (WCF) located within the N. Pima Road/ E. Sierra Pinta Drive right-of-way.		
OWNER	City of Scottsdale 480-312-4138	ENGINEER	N/A
ARCHITECT/ DESIGNER	N/A	APPLICANT/ COORDINATOR	Majula Vaz Gammage & Burnham 602-256-0566
BACKGROUND	<p>Zoning. The site is zoned R1-35 ESL (Single Family Residential) District. Wireless Communications Facilities (WCF-Type 3) situated within 150 feet of residential development are permitted uses but they must comply with the provisions of the ESL Overlay.</p> <p>Context. The site is located at the southeast corner of N. Pima Road and E. Sierra Pinta Drive adjacent to the Pima Acres residential subdivision.</p> <p>Adjacent Uses:</p> <ul style="list-style-type: none">• North: E. Sierra Pinta Drive and natural landscape buffer adjacent to the DC Ranch Parcel 2.3 residential subdivision with R1-18 PCD (Residential) zoning.• South: Pima Acres residential subdivision with R1-35 ESL (Residential) zoning.• East: Pima Acres residential subdivision with R1-35 ESL (Residential) zoning.• West: N. Pima Road and the Tesaro at Grayhawk with R4R PCD ESL (Residential-Resort) zoning. <p>Applicant's Request. The request is for approval to add a new 6-foot tall, WCF antenna to an existing 37-foot high light pole within the N. Pima Road/ E. Sierra Pinta Drive right-of-way. The existing 37-foot tall, 2 sector WCF antennas located on a streetlight were approved for Verizon at the staff level in 2002. The provider now wishes to add a new antenna for the third sector along the north side of the pole, to provide expanded WCF coverage to the area. The project also involves replacement of the two existing antenna with new updated ones of</p>		
APPLICANT'S PROPOSAL			

similar size and design, for improved WCR area coverage. A small below grade, vaulted cabinet will be added with this project. Minor modifications will occur to the existing ground mounted electrical equipment situated east of the pole within the E. Sierra Pinta Drive right-of-way, involving raising of the existing CMU screenwalls and provision of a decorative metal screen/ gate along the north side of the existing equipment boxes.

N. Pima Road (Arterial) and E. Sierra Pinta Drive (Local Collector) have half-street right-of-way widths of 75 feet and 40 feet respectively. N. Pima Road has a scenic corridor easement of 50 feet wide on lots adjacent to the site. The width of the existing streetlight pole varies from approximately 7 inches at the base to 5 inches at the top and is located about 25 feet from residential lots to the southeast. Landscaping will be consistent with the current native vegetation in the surrounding area. The pole and antenna are currently painted Frazee 8716N "Western Reserve." An existing subdivision site wall and entry and sign wall for Pima Acres is situated along the eastern edge of the scenic corridor and within the E. Sierra Pinta Drive right-of-way, southeast of the WCF site. No new lighting is proposed with this use.

Development Information:

- Existing Use: Existing 37-foot tall streetlight pole.
- Proposed Use: Add a new "north sector" 8-foot tall, 12-inch wide WCF antenna and replace and update 2 existing 1 by 8-foot WCF antenna with similar sized antenna on the existing 37-foot tall pole.
- Parcel Size: Located within the N Pima Road and E. Sierra Pinta Drive right-of way.
- Building Size: Existing electrical equipment cabinet is located toward the east in the E. Sierra Pinta Drive right-of-way and is partially screened with low, 4-foot tall CMU walls.
- Building Height Allowed: Permitted antenna height of 40 feet.
- Build Height Proposed: 29-foot high streetlight pole plus an 8-foot high antenna for a total height of 37 feet.
- Parking Required: One space (for a service vehicle).
- Parking Provided: One space (for a service vehicle), provided at the site within the road right-of-way.
- Open Space Required: No open space is required with this use. A 50-foot wide Scenic Corridor easement is provided along N. Pima Road.

DISCUSSION

A Type 3 WCF facility is required to blend with the surrounding environment and obtain DRB approval. A WCF located on a street light pole shall not increase the height of the pole signal by more than 6 feet, and the diameter of the signal pole shall not be greater than 18 inches. This streetlight varies in diameter from 7 inches at the base to 5 inches at the top. The facility meets all FCC requirements for radio frequency (RF) exposure standards.

KEY ISSUES	<ul style="list-style-type: none">• The Type 3 WCF facility is situated within 150 of residential development.• The request is to modify existing antenna and add an additional matching size WCF antenna to an existing antenna located on a 37-foot tall streetlight pole.• Existing ground mounted electrical equipment is located in the right-of-way eastward along E. Sierra Pinta Drive. Addition to the height of the existing screenwall and provision of a decorative metal gate will be provided. A small below grade vault will be added with this project.• Residents were contacted within 750 feet of the site on November 28, 2005. No adverse public comment has been received.
OTHER BOARDS AND COMMISSIONS	<ul style="list-style-type: none">• Case 55-SA-2002 gave staff approval of the existing WCF facility on the site.• Case 30-PP-1993 approved the residential subdivision at the northeast corner of this intersection.
STAFF RECOMMENDATION	Staff recommends approval, subject to the attached stipulations.
STAFF CONTACT(S)	Al Ward, AICP Senior Planner Phone: 480-312-7067 E-mail: award@ScottsdaleAZ.gov
APPROVED BY	<hr/> <div>Al Ward Report Author</div> <hr/> <div>Lusia Galav, AICP Current Planning Director Phone: 480-312-2506 E-mail: lgalav@scottsdaleAZ.gov</div>
ATTACHMENTS	<ol style="list-style-type: none">1. Applicant's Narrative2. Context Aerial2A. Aerial Close-Up3. Zoning Map4. Site Plan/Elevations5. Photo SimulationA. Stipulations/Zoning Ordinance Requirements

PURPOSE OF REQUEST
PHO-RIMROCK

Verizon Wireless (the "Applicant") and the City of Scottsdale (the "Owner") respectfully submits this wireless communication facility ("WCF") application to add one (1) antenna to an existing WCF in the City of Scottsdale's right of way. The existing light standard is located at the SEC of Pima Road and Sierra Pinta Drive (the "Site").

PROJECT DESCRIPTION

Section 5.102 of the Scottsdale Zoning Ordinance permits WCF in the R1-35 ESL zoning district, subject to the provisions of Section 7.200.

The purpose of this request is to add one (1) new wireless antenna to an existing WCF light standard. The existing WCF site currently has two wireless antennas attached to an existing WCF light standard located in the City of Scottsdale right of way. There is an existing equipment cabinet located adjacent to the existing WCF light standard. The existing equipment cabinet is screened by a decorative metal screen that in with the architecture and character of the area.

The City of Scottsdale's right of way, which is the subject of this request, is located on the south side of Sierra Pinta Drive, east of Pima Road. The Site is zoned R1-35 ESL.

The Applicant proposes to retain the existing equipment cabinet and WCF light standard in their current location in the right of way. The light standard currently accommodates two (2) wireless antennas. The purpose of this application is to add one (1) wireless antenna. Therefore, there will be a total of three (3) wireless antennas on the existing WCF light standard.

Section 7.200(H) states that the "purpose of the WCF regulations is to encourage and promote wireless communications coverage for all areas of the city while minimizing the visual, environmental, and neighborhood impacts."

Traffic growth and increasing need for additional wireless coverage create the need for additional wireless capacity in the area. Our customers are increasingly requiring wireless coverage inside as well as outside of their homes and businesses. In order to serve Verizon's customers in North Scottsdale and provide additional coverage north and south of Pima Road, it is necessary that we add this antenna for additional coverage.

This particular site WCF site was chosen because there is an existing WCF site in the City of Scottsdale right of way. As such, no new pole or structures of any kind will need to be added to this Site to accommodate this Application.

GENERAL STANDARDS

The following itemizes the general standards applicable to all WCF and explains how the proposal addresses each requirement.

1 WCF concealment and screening. All antennas, mounting hardware, and cabling must be covered or painted to match the building, tower, or pole it is mounted on. Equipment cabinets, service panels, and service panels must be screened by solid walls, landscaping, or berms. Screening shall blend with or enhance the surrounding context in terms of scale, form, texture, materials, and color. WCF shall be concealed as much as possible by blending into the natural and/ or physical environment. All gates shall be opaque.

An existing masonry wall screens the equipment cabinet.

2. WCF height. The height of free-standing WCF is measured from natural grade to the top of all appurtenances.

The existing WCF is 36.5 feet from natural grade to the top of appurtenances. The height of the existing WCF light standard will not change.

3. WCF setbacks. All WCF must meet the setback, stepback, and yard requirements of the underlying zoning district unless permitted otherwise.

The proposed WCF is located in the City of Scottsdale right-of-way and therefore is not subject to setback, stepback, or yard requirements of the underlying zoning district.

4. WCF Co-location. All new monopoles or towers over forty (40) feet in height shall allow for co-location by other wireless communications service providers. The applicant shall demonstrate that the engineering of the monopole or tower and the placement of ground-mounted WCF will accommodate other providers' WCF. The owner of the tower or monopole and the property on which it is located must certify that the monopole or tower is available for use by another wireless communications service provider on a reasonable and non-discriminatory basis.

This section is not applicable to this request.

5. WCF Lighting. Any exterior lighting for WCF shall be fully shielded, screened by the same screening surrounding the WCF, and located below the height of the screening.

The proposed WCF will not be lit.

6. WCF identification. Each WCF shall be identified by a permanently installed plaque or marker, no larger than four (4) inches by six (6) inches, clearly identifying the wireless communications service provider's name, address, e-mail contact, and emergency phone number.

Each WCF shall be so identified.

TYPE 3 WCF REQUIREMENTS

Section 7.200H(F) outlines the requirements for a Type 3 WCF Facility located on a light standard.

This Application is for a Type 3 WCF on a light standard.

*F. WCF located on **existing** or replaced street light poles, parking lot light poles, and street sign poles, subject to the following criteria:*

"1. The replacement pole and WCF shall not increase the diameter of the existing pole by more than sixty (60) per cent, not to exceed eighteen (18) inches total, or increase the height of the existing pole by more than six (6) feet;

This request uses the existing WCF light standard.

2. Antennas shall be limited to snug-mount, canister-mount, and concealed antennas;

This request is for snug-mount WCF.

3. All cables shall be located inside the pole or within an encasement to hide all cables colored to match the pole and oriented to a side with the least visual impact; Equipment cabinets shall be located inside buildings, screened behind walls, pole-mounted, or buried underground;

This Application is to use an existing equipment cabinet that is screened by an existing screen wall.

B. Equipment cabinet locations shall comply with the height and yard development standards of the underlying zoning district;

The equipment cabinet exists and will not increase in height or area.

"C. Equipment cabinets with air-conditioning shall be enclosed by walls and setback a minimum of fifteen (15) feet from lots where the existing or planned primary use is a single-family dwelling

This proposal is for a right-of-way location and is governed by Paragraph D below.

D. All equipment cabinets that are located within the right-of-way or completely underground are exempt from yard development standards.

The existing equipment is within the right-of-way and will remain as is.

The purpose of this WCF application is to provide wireless communication service to Verizon Wireless customers in Scottsdale and specifically in the North Scottsdale area. It is important that the Applicant is able to provide quality service to its customers in Scottsdale for both their daily activities and in emergency situations.

CONFORMANCE WITH FCC SAFETY STANDARDS

This Wireless Communication Facility, at its maximum load, including cumulative effects of multiple facilities, meets or exceeds the Federal Communication Commission's radio frequency safety standards.

COMPLIANCE WITH STATE, LOCAL, & FEDERAL REGULATIONS

Pursuant to the terms of its operating license, Verizon Wireless will comply with all state, local and federal regulations relative to the operation of this facility.

COMMUNITY NOTIFICATION

The Applicant has communicated with the residents in this area by first class mail to property owners within 750 feet and all HOA's within 1 mile of the site. We have not heard from any residents in the area.

CONCLUSION

The application complies with all requirements for WCF established by the zoning ordinance. In addition, the applicant has corresponded to the appropriate surrounding neighborhood.



Q.S.
40-49

G.I.S. ORTHOPHOTO 2003

Pho-RIMROCK

109-DR-2005

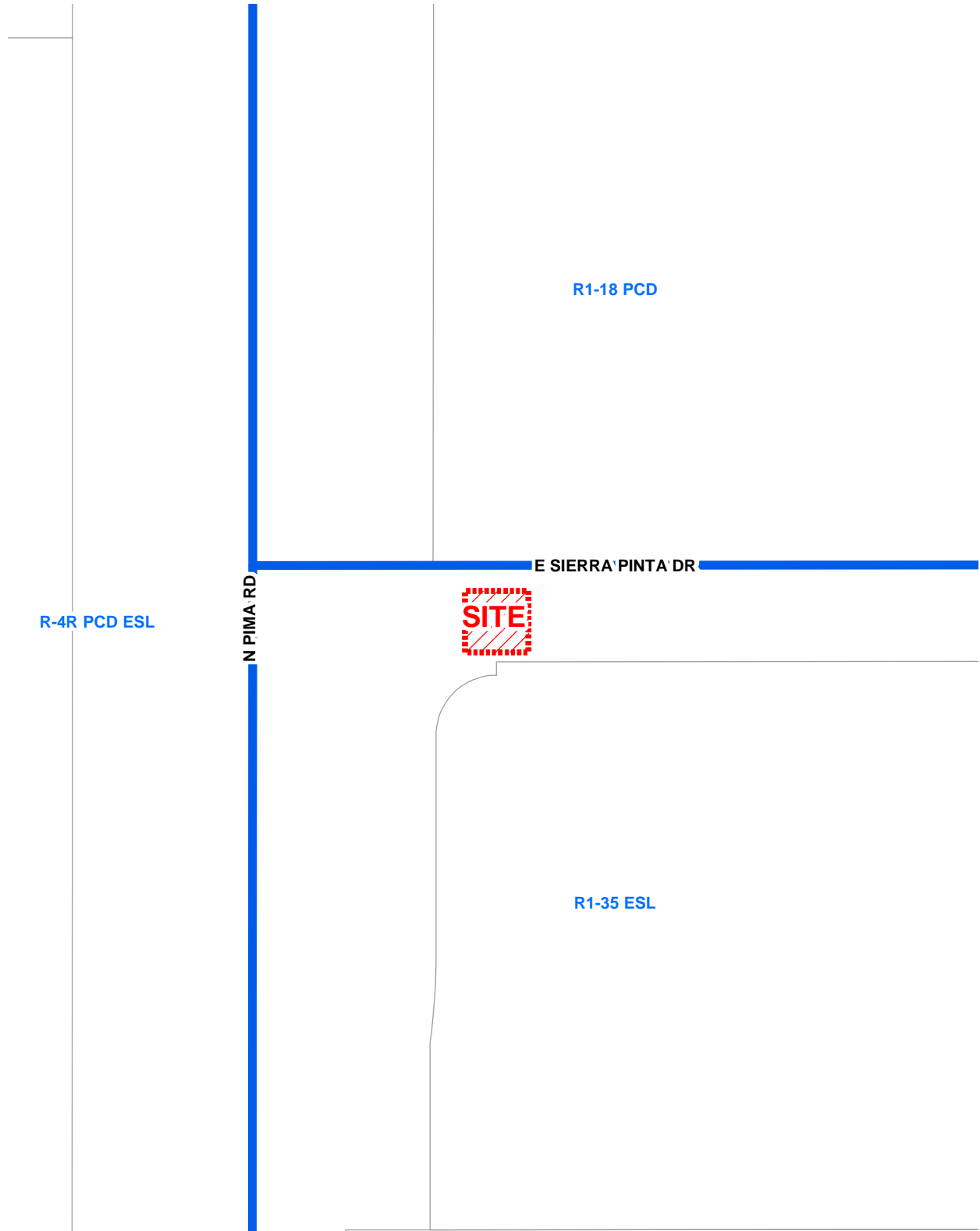
ATTACHMENT #2



Pho-RIMROCK

109-DR-2005

ATTACHMENT #2A



109-DR-2005

ATTACHMENT #3

BUILDING INFORMATION (EXISTING)

OWNER:
(GRANTOR)
CITY OF SCOTTSDALE
ONE CYC CENTER
7407 E. BRYAN BOULEVARD
TEL: (480) 342-7800

GRANTEE:
VERIZON WIRELESS
430 W. GARDEN DRIVE
TEMPE, AZ 85281
ALVIN BEAL, PRESIDENT AND CO-OWNER
TEL: (480) 763-4347

SITE ADDRESS:
8803 E. SIERRA PINTA DRIVE
SCOTTSDALE, AZ

ZONING:
CITY RIGHT-OF-WAY

OCCUPANCY:
5-3 DISCOUNT RETAILER

BUILDING AREA:
8,180 SQ. FT.

SITE AREA:
4.5 AC

BUILDING HEIGHT:
N/A

APN:
N/A

CITY OF SCOTTSDALE CODES

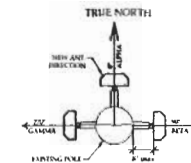
A) GOVERNING BUILDING CODES

ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND AMENDMENTS FOR THESE ADOPTING ORDINANCES:

2003 INTERNATIONAL BUILDING CODE, ORDINANCE 3008
2003 INTERNATIONAL RESIDENTIAL CODE, ORDINANCE 1045
2003 INTERNATIONAL MECHANICAL CODE, ORDINANCE 1046
2003 INTERNATIONAL FIRE CODE, ORDINANCE 1047
2003 NATIONAL ELECTRICAL CODE, ORDINANCE 1048
2003 NATIONAL PLUMBING CODE, ORDINANCE 1049



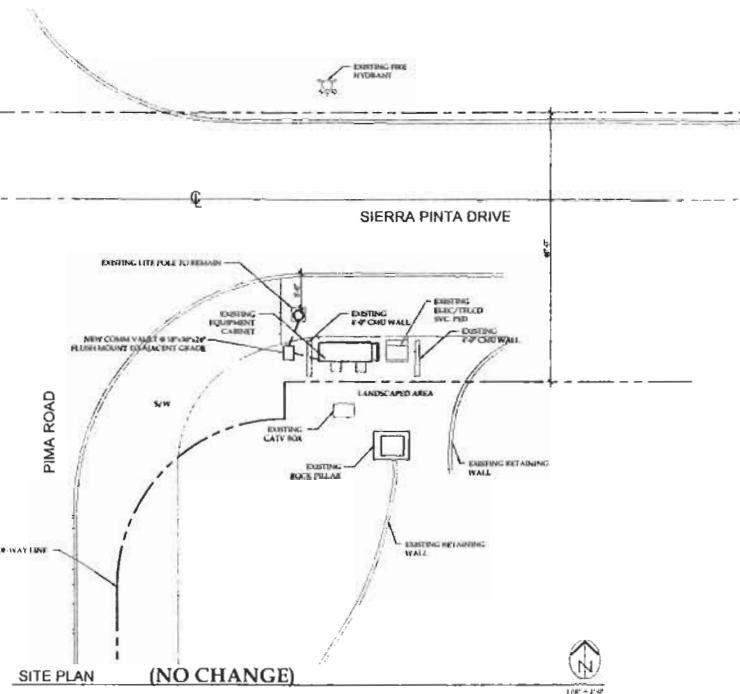
VICINITY MAP



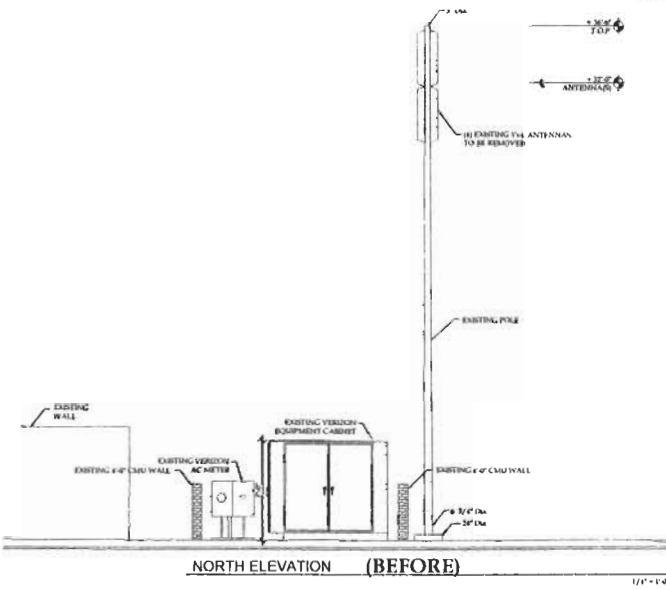
ARRAY PLAN

SCOPE OF WORK

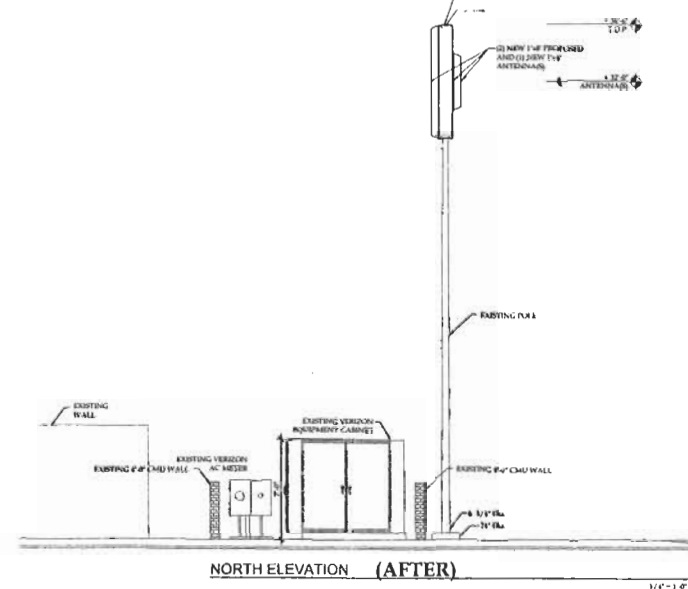
REPLACE EXISTING ANTENNAS WITH NEW ANTENNAS AND THE ADJUSTMENT OF A NEW ANTENNA. ALL AT TOP OF POLE. ANTENNA HEIGHT TO REMAIN THE SAME AS EXISTING.



SITE PLAN (NO CHANGE)



NORTH ELEVATION (BEFORE)



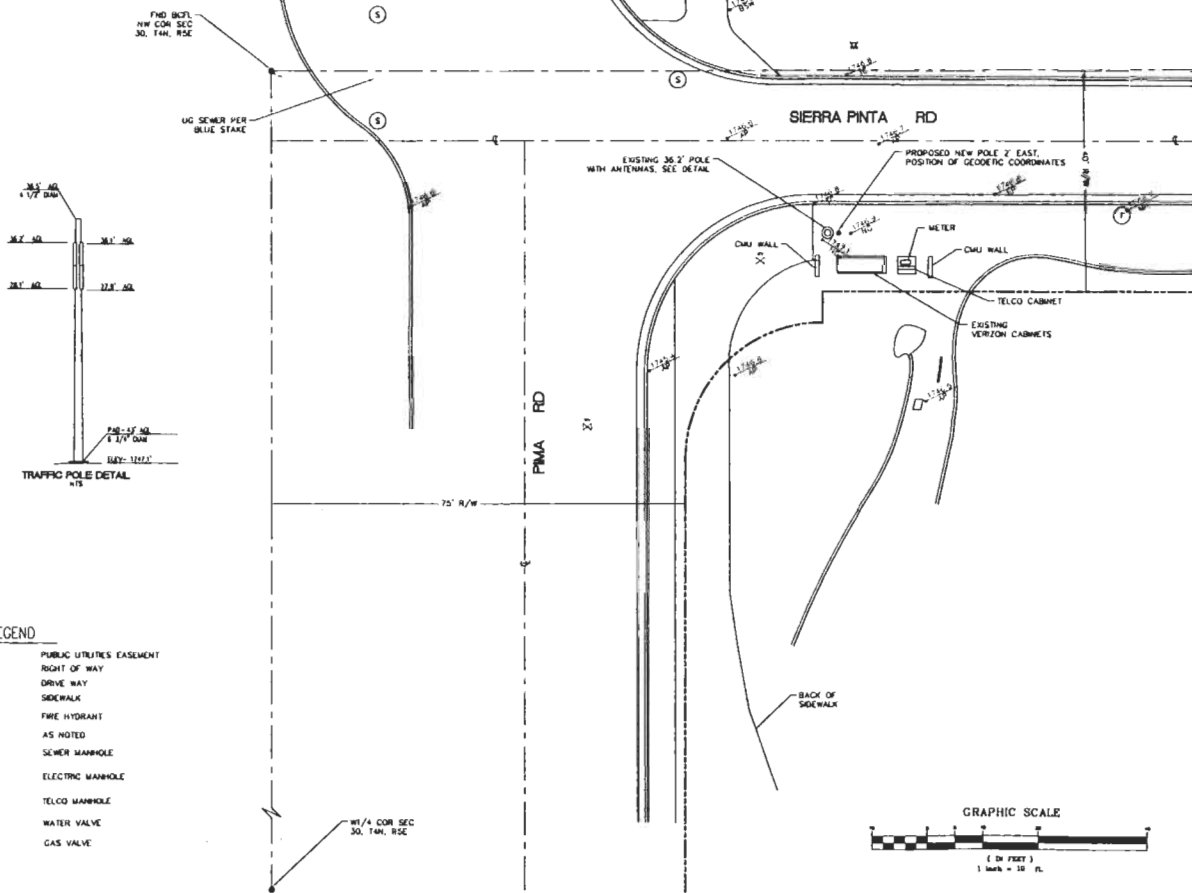
NORTH ELEVATION (AFTER)

109-DR-2005
12-19-05

1-A ACCURACY CERTIFICATION
THE HORIZONTAL ACCURACY OF THE LATITUDE
AND LONGITUDE AT THE CENTER OF EACH
SECTOR FALLS WITHIN FIFTEEN (15) FEET. THE
ELEVATIONS (HAYDER) OF THE GROUND AND
FIXTURES FALL WITHIN THREE (3) FEET.

CENTER OF POLE (NAOBS)
LATITUDE 33° 40' 08.472" NORTH
LONGITUDE 111° 53' 25.002" WEST
ELEVATION 1747.1' (NAVD83)

CENTER OF POLE (HEAD 27)
LATITUDE 33° 40' 08.322" NORTH
LONGITUDE 111° 55' 22.481" WEST
ELEVATION 1745.3' (NGVD29)



LEASE AREA LEGAL DESCRIPTION

FROM



CURRENT ISSUE DATE:

3/04/05

PROJECT INFORMATION:

PHO RIMROCK

SW COR SIERRA PINTA/PIMA
SCOTTSDALE, AZ
MARICOPA COUNTY

REV.: = DATE: == DESCRIPTION: == BY

0	3/4/05	SUBMITTAL	DR

PLANS PREPARED BY:

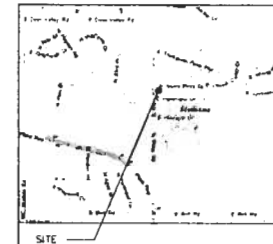


4300 NORTH MILLER ROAD, SUITE 221
SCOTTSDALE, ARIZONA 85251
OFFICE- (480) 874-1310
FAX- (480) 874-1420

DRAWN BY: _____ CHK.: _____ APV.: _____

OH	JRC	JRC
----	-----	-----

LICENSURE: _____



VICINITY MAP - N.T.S.

BENCHMARK

ELEVATION ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS, APPLYING GEOID 89 SEPARATIONS, CONSTRAINING TO NGS CONTROL STATION COSA, ELEVATION 1383.8 NAVD83.

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE
PLANE NA833 COORDINATE SYSTEM ARIZONA CENTRAL
ZONE, DETERMINED BY GPS OBSERVATIONS.

SURVEY_DATE

2/19/05

SURVEYOR'S NOTES

A TITLE REPORT WAS NOT PROVIDED AT THE TIME THIS SURVEY WAS PERFORMED. ANY EASEMENTS OR OTHER ITEMS CONTAINED WITHIN THE TITLE REPORT WHICH MAY AFFECT THE LEASE AREA HAVE NOT BEEN PLOTTED. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

UTILITY NOTES

SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

PROJECT INFORMATION

TOPOGRAPHIC
SURVEY

SHEET NUMBER: _____ REVISION: _____

C-1	0
	wqs1809



PHO-Rimrock
8797 E. Sierra Pinta Drive
Scottsdale, AZ



109-DR-2005
12-19-05

Stipulations for Case: Verizon PHO-Rimrock Case 109-DR-2005

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:

- 1) The location and configuration of the proposed wireless antenna to the existing WCF site shall be constructed to be consistent with the Site Plan, Elevations and Site Data Plan submitted by Verizon Wireless with a city received date of 12/19/2005.

SITE DESIGN:

DRB Stipulations

2. The Applicant shall install 'New 6 foot tall' Decorative Steel Wall with Decorative Desert Scene Doors', or alternative screening method as approved by Final Plans staff for the screening of the existing equipment cabinets, as approved through case number 55-SA-2002.
3. Prior to Final Plans Submittal, the Applicant will be required to obtain re-approval for the design of the decorative screen wall approved through case number 55-SA-2002.
4. The proposed vault shall be flush mounted at grade as shown on the site plan submitted by Verizon Wireless with a city-received date of 12/19/2005.
5. Any new equipment proposed with this application is required to be encased within the proposed vault.
6. The entire length of all cables associated with this facility shall be encased within the existing light standard.
7. The color of the proposed antenna shall be Western Reserve by Frazee (#8716N) to match the color sample submitted by Verizon Wireless with a city received date of 12/19/2005.
8. With the Final Plans submittal, the Provider shall submit dimensioned and scaled details, and/or manufacturer cut sheets of the antennas being used. Any changes, including but not limited to, the size and location of the proposed antennas or equipment shall be subject to the approval of the Development Review Board.
9. The addition of the proposed antenna shall not result in a height increase of the existing light standard.
10. Any existing landscaping that is disturbed or destroyed as a result of this construction shall be relocated or replaced on the site by the Applicant with materials of a like size, type, and quantity, to the satisfaction of Final Plans staff.
11. All existing easements, including public utility and scenic corridor easements, shall be shown on all site, and landscape plans.
12. All existing utilities, including aerial, at grade and underground, shall be shown on all final plans.

ATTACHMENT A

13. Prior to construction the contractor is required to notify Inspection Services by calling 480-312-5750. A Planning Inspection (#42) must be conducted prior to commencement of any construction. Provider must note this requirement on site plan.
14. Provider must identify telephone and electrical sources and show detailed connections on final plans to the satisfaction of Final Plans staff.
15. With the Final Plans submittal, the Provider shall submit a detail of the required marker or plaque, to the satisfaction of Final Plans review staff showing conformance with Zoning Ordinance requirements. The plans shall clearly identify the location of the marker/plaque. The marker/plaque shall contain the company name, contact name and phone number of the facility operator.
16. With the Final Plans submittal, the Provider shall submit verification that City of Scottsdale staff has accepted and approved the Permission for Private Improvements in the Right of Way form.
17. No microwave dish antenna is approved as part of this case.
18. No exterior lighting is approved as part of this submittal.
19. Obtain necessary permits as required by the One-Stop-Shop

LANDSCAPE DESIGN:

DRB Stipulations

20. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
21. Cut and fill slopes shall be rounded to blend with the existing contours of the adjacent natural grades.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable approved case(s) for the subject site was 55-SA-2002.

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

APPLICABLE DOCUMENTS AND PLANS:

22. The Site Plan and Site Data Plan submitted by Verizon Wireless with a city received date of 12/19/2005.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

23. A final drainage report shall be submitted that demonstrates consistency with the conceptual drainage report approved in concept by the Planning and Development Services Department.

- a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.